



**JOINT ANTELOPE VALLEY AUTHORITY**

**Board Meeting  
October 14, 2004**

Meeting Began at: 10:40 a.m.  
Meeting Ended at: 11:20 a.m.

Members Present: Glenn Johnson, Christine Jackson, Allan Abbott

Others Present: Amy Cornelius-Jones, Roger Figard, Joel Pedersen, Margaret Remmenga, Bruce Sweney, Wayne Teten, Wynn Hjermstad, John Marker, Clark DeVries, Jane Jordan, Beth Thacker, Mike Morosin, Randy Stramel, Harlon Layton, Elaine Hammer, Marge Lauer

**Order No. 01-04 - Call Meeting to Order**

Glenn Johnson called the JAVA Board meeting to order at 10:40 a.m.

**Order No. 02-04 - Minutes of Previous Meeting**

Abbott moved to approve the minutes of the September 16, 2004 Board meeting. Jackson seconded.

AYE: Johnson, Jackson, Abbott

NAY

**Order No. 03-04 - Resolution Authorizing Appraisal and Acquisition of Tract 149 needed for Project No. 880107, the East Leg of the BNSF Railway Overpass.**

Joel Pedersen reviewed Resolution No. 04-1014-03 [attached].

The agenda states that Tract 149 is owned by ANT, LLC and has apparently been transferred to a new owner. The resolution does not refer to a specific owner and is not affected. What the plans call for in the legal description is a permanent easement for the overpass structure. The plans also call for a utility corridor as well as a temporary easement for construction.

Jackson moved to adopt Resolution # 04-1014-03. Abbott seconded.

AYE: Johnson, Jackson, Abbott

NAY

**Order No. 04-04 - Redevelopment Plan Presentation**

Wynn Hjermstad gave a power point presentation of the Redevelopment Plan to the Board and those in the audience at the meeting. [Look for the electronic version of the presentation to show up on the Antelope Valley website soon.] She stated that there have been many meetings with various groups, including property owners, Mayor's Committees, Citizen's Committee and others. All the various groups have approved the Plan and now the JAVA Board is asked to give approval to the Plan prior to going to the Planning Commission and City Council. The presentation reviewed storm water, transportation, future land use, and open spaces among other items. The Plan also has been reviewed with the University of Nebraska-Lincoln, and the consultants working with the Downtown Lincoln Master Plan so that plans can be coordinated and meshed together. This involves using the "Mixed-use" land designation in the East Downtown area. In addition, Neighborhood Design Standards will come into play as well. Two main projects are set to get started once approval from City Council is received: Vine Street in the area of 23<sup>rd</sup> & 24<sup>th</sup> Street and Neighborhood Enhancement (Malone neighborhood).

Christine Jackson asked if any marketing is being considered with the implementation of the projects in the Redevelopment Plan. Hjermstad indicated they have already started to be contacted by various developers.

Allan Abbott inquired about the costs. Hjermstad indicated that the costs almost entirely come from private funds.

Mike Morosin asked when will lots be designated for the house moving part of the Redevelopment Plan? Hjermstad explained that these were actually two separate issues. Mr. Morosin's question actually is in reference to the House Preservation and Infill program and is not a part of the Redevelopment Plan.

Randy Stramel spoke on behalf of the Citizen's Committee stating that the committee had prepared a letter of support and approval for the Redevelopment Plan.

Abbott moved to accept the Draft Redevelopment Plan for recommendation to the City Council for adoption. Jackson seconded.

AYE: Johnson, Jackson, Abbott

NAY

#### **Order No. 05-04 - Staff Reports**

Wayne Teten gave updates on the current Antelope Valley projects.

**Big T -** Both the Railroad agreement and the agreement with Hawkins Construction have been signed. There have been two Public Information meetings on the Big T project as well as meetings with University of Nebraska-Lincoln and with the Utilities. The contractors have begun the clearing and grubbing and full-scale work should begin next week (October 18).

**Vine St.-** Deck will be completed by the next JAVA Board meeting.

**Y St. -** Bridge should open in one month.

**Military -** Finish work being completed and irrigation system being completed.

**NE Park -** Working on tree replacement.

**Railroad Agreement -** Independent Study of existing Railroad structures. Results should be in within the next few days.

Abbott asked that we keep the public informed and advised of any traffic issues resulting from the Big T project. Teten responded that we are making use of the message boards and the newspaper.

#### **Order No. 06-04 -Citizen's Committee Reports**

No Reports

#### **Order No. 07-04 - Non-agenda Items**

None

Meeting adjourned at 11:20 a.m.